

056.A

0013

0004.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

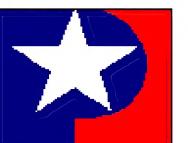
249,900 / 249,900

USE VALUE:

249,900 / 249,900

ASSESSED:

249,900 / 249,900



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
13		OLD COLONY LN, ARLINGTON

OWNERSHIP

Unit #: 4

Owner 1:	OLD COLONY REALTY PARTNERS LLC
Owner 2:	
Owner 3:	

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: CARR DAVID W/EXECUTOR -

Owner 2: ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1965, having primarily Brick Exterior and 730 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6039																

IN PROCESS APPRAISAL SUMMARY										Legal Description										User Acct				
Use Code										Land Size										151203				
102										Building Value										GIS Ref				
0.000										Yard Items										GIS Ref				
249,900										Land Value										10/11/17				
249,900										Total Value										Insp Date				

102										Entered Lot Size										14799!				
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Total Card										249,900										Entered Lot Size				
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Total Parcel										249,900										14799!				
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Source: Market Adj Cost										Total Value per SQ unit /Card: 342.33										Land Unit Type:				
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PREVIOUS ASSESSMENT										Parcel ID					PAT ACCT.									
Tax Yr										056.A-0013-0004.0					Notes									

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	242,800	0	.	.	242,800	242,800	Year End Roll	12/18/2019
2019	102	FV	223,500	0	.	.	223,500	223,500	Year End Roll	1/3/2019
2018	102	FV	184,800	0	.	.	184,800	184,800	Year End Roll	12/20/2017
2017	102	FV	171,900	0	.	.	171,900	171,900	Year End Roll	1/3/2017
2016	102	FV	171,900	0	.	.	171,900	171,900	Year End	1/4/2016
2015	102	FV	162,000	0	.	.	162,000	162,000	Year End Roll	12/11/2014
2014	102	FV	155,700	0	.	.	155,700	155,700	Year End Roll	12/16/2013
2013	102	FV	155,700	0	.	.	155,700	155,700		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID W/EX	61727-310		5/2/2013	Mult Lots	20,035,000	No	No		
WILFERT DAVID P	61727-289		5/2/2013	Mult Lots	99	No	No		
	18249-339		6/1/1987			No	No	N	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Result	By	Name
10/11/2017									Measured	DGM	D Mann
5/6/2000									197	PATRIOT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 13.									
Sty Ht: 1	- 1 Story			A Bath: 1	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:												
Foundation: 3	- Brick or Stone			A 3QBth: 1	Rating:												
Frame: 2	- Steel			1/2 Bath: 0	Rating: Average												
Prime Wall: 7	- Brick			A HBth: 1	Rating:												
Sec Wall: 1	%			OthrFix: 1	Rating:												
Roof Struct: 2	- Hip			OTHER FEATURES													
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1									
Color: BRICK				A Kits: 1	Rating:												
View / Desir: N	- NONE			Fpl: 0	Rating: Average												
GENERAL INFORMATION				WSFlue: 1	Rating:												
Grade: C	- Average			CONDOS INFORMATION				Level FY LR DR D K FR RR BR FB HB L O									
Year Blt: 1965	Eff Yr Blt:			Location: R	- Rear												
Alt LUC:	Alt %:			Total Units: 1													
Jurisdict:	Fact: .			Floor: 1	- 1st Floor												
Const Mod:				% Own: 0.552500010													
Lump Sum Adj:				Name: 24 - 6039													
INTERIOR INFORMATION				DEPRECIATION													
Avg Ht/FL: STD				Phys Cond: AV	- Average							30. %					
Prim Int Wall: 2	- Plaster			Functional: 1				0									
Sec Int Wall: 1	%			Economic: 1				0									
Partition: T	- Typical			Special: 1				0									
Prim Floors: 4	- Carpet			Override: 1				0									
Sec Floors: 1	%			Total: 30.6			0										
Bsmnt Flr:				CALC SUMMARY													
Subfloor:				Basic \$ / SQ: 320.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj: 1.32191777				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3	- Typical			Const Adj: 1.06018400													
Insulation: 2	- Typical			Adj \$ / SQ: 448.472													
Int vs Ext: S				Other Features: 32756													
Heat Fuel: 3	- Electric			Grade Factor: 1.00													
Heat Type: 6	- Elec Base/B			NBHD Inf: 1.00000000													
# Heat Sys: 1				NBHD Mod: 1													
% Heated: 100	% AC: 100			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 360140													
% Com Wall	% Sprinkled:			Depreciation: 110203													
MOBILE HOME				Depreciated Total: 249937													
Make: [] Model: [] Serial #: [] Year: [] Color: []				PARCEL ID 056.A-0013-0004.0													
SPEC FEATURES/YARD ITEMS																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: [] Total Special Features: [] Total: []																	
IMAGE  AssessPro Patriot Properties, Inc																	